

Message Text

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FM AMEMBASSY MOSCOW

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SUBJ: COMMERCIAL OFFICE PROPERTY IN MOSCOW

COMMERCE FOR LAZARUS/ BEWT

REF: MOSCOW 5137

1. CHARGE, ECON/ COMMERCIAL COUNSELOR AND ADMINISTRATIVE OFFICER HAVE ALL EXAMINED PROPERTY PROPOSED TO US BY SOVIETS TO HOUSE EXPANDED OFFICES FOR COMMERCIAL PURPOSES. PROPERTY IS AS DESCRIBED IN REFTEL AND HAS LARGE GARDEN AREA. LOCATION IS ABOUT THREE MILES FROM KREMLIN AND ROUGHLY SAME DISTANCE FROM EMBASSY AS CROW FLIES, OR 15 MINUTES BY CAR, IN SEEDY, RUN- DOWN SECTION OF TOWN WITH NUMBER OF FACTORIES AND FRAME/ LOG HOUSES. BUILDING IS VINTAGE, PROBABLY HAVING BEEN TOWN HOUSE OF UPPER- CLASS RUSSIAN IN TSARIST DAYS AND IN RECENT YEARS HAS HOUSED SUCCESSIVELY MEXICAN EMBASSY, CENTRAL AFRICAN EMBASSY, AND PART OF INTERNATIONAL INVESTMENT BANK. INSIDE BUILDING IS CONFIGURED FOR GRACIOUS LIVING FOR PERIOD IN WHICH BUILT, WITH GRAND ENTRANCE STAIRWAY INSIDE FRONT DOOR, AND SEVERAL SPACIOUS ROOMS WITH TEN- FOOT DOORS AND FIFTEEN- FOOT CEILINGS.

2. IN EMBASSY' S CONSIDERED OPINION PROPERTY IS COMPLETELY UNSUITABLE TO HOUSE UNITED STATES COMMERCIAL OFFICES IN THIS DAY AND AGE. ITS LOCATION IS OFF ALL BEATEN TRACKS AND
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THUS HIGHLY INCONVENIENT BOTH FOR VISITING BUSINESSMEN AND FOR PHYSICAL COMMUNICATIONS WITH EMBASSY. PROPERTY STYLE AND LAYOUT ARE SUCH THAT NO AMOUNT OF REMODELING COULD OBSCURE MUSTY 19 TH CENTURY APPEARANCE OR PROJECT IMAGE OF OUR DYNAMIC, ADVANCED, INDUSTRIAL SOCIETY WHICH WE BELIEVE ESSENTIAL FOR NEW COMMERCIAL OFFICES.

3. ACCORDINGLY, WE PLAN TO SEEK APPOINTMENT WITH AMBASSADOR IVANOV OF UPDK LATER THIS WEEK TO INFORM HIM THAT PROPERTY DOES NOT MEET OUR REQUIREMENTS AND TO REQUEST THAT HE ASK MOSCOW CITY SOVIET TO COME UP WITHIN NEXT TEN DAYS WITH SOMETHING MORE MODERN AND MORE CONVENIENTLY LOCATED FOR US TO LOOK AT. WE ALSO PLAN TO POINT OUT TO HIM DELICATELY THAT TWO OF ITEMS ON SUMMIT II AGENDA CONCERN ECONOMIC RELATIONSHIP BETWEEN OUR COUNTRIES AND THAT WHILE WE ARE EAGER TO STIMULATE BILATERAL TRADE WE MUST HAVE ADEQUATE FACILITIES FOR THAT PURPOSE. SOME FAIRLY STRAIGHTFORWARD TALK IS IN ORDER SINCE FROM WHAT IVANOV HAS TOLD US, ANTIQUATED PROPERTY THEY HAVE SHOWN US WAS SOMETHING THEY ALREADY HAD IN INVENTORY AND NOT SOMETHING NEW ASSIGNED TO THEM BY MOSCOW CITY SOVIET. IT IS HIGH TIME FOR MAYOR PROMYSLOV TO COME THROUGH ON REPEATED PROMISES TO MAKE AVAILABLE FOR UPDK TO SHOW US SOMETHING DECENT IN WAY OF PROPERTY.

4. AS MATTER OF RECORD WE ARE FORWARDING UNDER AIRGRAM FLOORPLANS AND LAYOUT OF PROPERTY AT VADKOVSKIY PEREULOK.

5. IF WASHINGTON AGENCIES HAVE SUGGESTIONS CONCERNING OUR NEXT ROUND ON COMMERCIAL PROPERTY WITH UPDK, EMBASSY WOULD BE HAPPY TO RECEIVE THEM.
DUBS

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